

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S Reservoir Road, 840 ft. * ZONING COMMISSIONER
S of Hooks Lane, Hooks Lane *
Executive Office Park * OF BALTIMORE COUNTY
3rd Election District *
2nd Councilmanic District * Case No. 92-70-A
Legal Owner: *
Reservoir Ltd. Partnership *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 413.1.f of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow two non-illuminated temporary real estate signs advertising the sale and/or lease of the subject property only; of 96 square ft. each, in lieu of the required 50 sq. ft. each, as shown on the Hearing Site Plan, and to amend the previously approved Hearing Plan in zoning case No. 88-61-XA, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, by Leonard Attman, a General Partner, appeared, testified and was represented by Charles B. Heyman, Esquire. Also appearing on behalf of the Petition was Samuel B. Shockley, of Development Engineer Consultants, Inc.

Testimony established that the subject property is zoned R.O. and is being developed as an Executive Office Park. Previously, the development had obtained approval by way of the CRG process and within zoning case No. 88-61-XA. The findings in that case are adopted and incorporated herein except as expressly modified.

The matter returns to the Zoning Commissioner under the present Petition seeking a variance pursuant to the advertising sign requirements set

forth in Section 413.1.f of the B.C.Z.R. Evidence presented was that the subject site contains more than 500 ft. of road frontage, however, because the property is significantly setback from the Baltimore Beltway, variances were requested to permit two oversized single faced advertising signs. Both Mr. Attman and Mr. Shockley testified that because of the property's location and present economic conditions, signs visible from Interstate 695 were necessary. They testified that only a variance from the regulations governing the size of the signs was requested and that they were otherwise permissible and within the spirit and intent of the B.C.Z.R. Further testimony was also offered that there are numerous signs of this type along other portions of Interstate 695. The Petitioner claimed that to deny the variance would result in practical difficulty to the Petitioner for the reasons set forth above.

Also, the Petitioner indicated that three of the proposed five buildings for the subject office park have been completed. However, the temporary signs are requested so that tenants can be obtained for the remaining two buildings now under construction and to lease the remaining office space in the completed buildings. The Petitioner acknowledged that the subject signs are temporary only, and they would be removed from the premises within 30 days after the rental of the available units as required by Section 413.1.f.

Lastly, the Petitioner offered a letter from George T. Dawson, Chief of the Highway Beautification Section of the State Highway Administration, dated October 4, 1991, which advised that the State Highway Administration does not object to the Petition.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the

relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Although the Zoning Commissioner is persuaded that this variance should be granted, there is a concern that the proposed signs may become permanent fixtures on this property, due to the large glut of office space available and current economic conditions. That is, there may always be office space available in the subject park. To avoid this possibility, this Order shall contain an appropriate restriction to limit the time during which the signs may be posted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of June, 1991 that a variance from Section 413.1.f of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow two non-illuminated temporary real estate signs advertising the sale and/or lease of the subject property only; of 96 square ft. each, in lieu of the required 50 sq. ft. each, as shown on the Hearing Site Plan, and to amend the previously approved Hearing Plan in zoning case No. 88-61-XA, in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The subject temporary signs shall remain for a period not to exceed two years from the date of this Order subject to the Petitioner, or his successor in title, reapplying or refiling a Petition for Zoning Variance to permit an extension of the said period.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
cc: Peoples Counsel

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-70-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.1.f to allow two non-illuminated temporary real estate signs advertising sale and/or lease only of 96 square feet each in lieu of 50 square feet each, as shown on the Hearing Site Plan, and to amend the previously approved

Hearing Plan in Zoning Case No. 88-61-XA, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	RESERVOIR LIMITED PARTNERSHIP
Signature	(Type or Print Name)
Address	By: <u>[Signature]</u>
City and State	Signature <u>Leonard G. Attman</u> , General Partner
Attorney for Petitioner:	(Type or Print Name)
(Type or Print Name) <u>Charles B. Heyman</u>	Address <u>8028 Ritchie Hwy</u>
Signature <u>Charles B. Heyman</u>	City and State <u>Pasadena MD</u>
20 S. Charles St., 10th Floor	Address <u>21172</u>
Baltimore, Maryland 21201	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Name
Attorney's Telephone No.: <u>539-6967</u>	Address
	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____M.

Filed for filing
any time on any
1/18/92

Zoning Commissioner for Baltimore County

(over)

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

October 31, 1991

Charles B. Heyman, Esquire
20 South Charles St. 10th Floor
Baltimore, Maryland 21201

RE: Petition for Zoning Variance
Reservoir Ltd. Partnership, Petitioner
Case No. 92-70-A

Dear Mr. Heyman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.
cc: Mr. Leonard Attman
Mr. Samuel B. Shockley

DESCRIPTION

HOOKS LANE EXECUTIVE PARK OFFICE CONDOMINIUMS
SIGN VARIANCE AREA

SIGN "B":

Beginning at point "B" 19 feet northeasterly along Baltimore County Beltway right-of-way, from the center line of Reservoir Road and 840 feet from the centerline of Hooks Lane the following courses enclose an area known as Sign Area "B".

- 1) North 49 degrees 47 minutes 01 seconds East 15.00 feet,
- 2) North 40 degrees 12 minutes 59 seconds West 15.00 feet,
- 3) South 49 degrees 47 minutes 01 seconds West 15.00 feet,
- 4) South 40 degrees 12 minutes 59 seconds East 15.00 feet.

The total enclosed area = 225 square feet = 0.0052 acres more or less.

86-172

07-08-91



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 3rd Date of Posting: 9-24-91
Posted for: Variances
Petitioner: Reservoir Limited Partnership
Location of property: S/S of Reservoir Road, S of Hooks Lane
Location of Signs: SW Corner of Reservoir Road & Hooks Lane
Remarks: See Map
Posted by: [Signature] Date of return: 9-27-91
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____, 19____

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing on _____, 19____.

OWINGS MILLS TIMES,

S. Zeke Orlean

Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance filed by Reservoir Ltd. Partnership, Petitioner, in Case No. 92-70-A, on the 10th day of October, 1991, at 9:30 a.m., in Room 106, County Office Building, in Towson, Maryland 21204, as follows:
Case Number: 92-70-A
S/S Reservoir Road, S of Hooks Lane
Hooks Lane Executive Office Park
3rd Election District
2nd Councilmanic District
Legal Owner: Reservoir Ltd. Partnership
Petitioner
Hearing: Tuesday, Oct. 16, 1991 at 9:30 a.m.
Petitioner to allow two non-illuminated temporary real estate signs advertising sale and/or lease only of 96 square feet each in lieu of 50 square feet each, and to amend the previously approved Hearing Plan in Zoning Case 88-61-XA.
Zoning Commissioner of Baltimore County
CMT/JPS/01 September 12

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 at 9:30 a.m.
Case Number: 92-70-A
S/S Reservoir Road, 840' S of Hooks Lane
Hooks Lane Executive Office Park
3rd Election District - 2nd Councilmanic
Legal Owner(s): Reservoir Limited Partnership
Hearing Date: Tuesday, Oct. 16, 1991 at 9:30 a.m.
Variance: to allow two non-illuminated temporary real estate signs advertising sale and/or lease only of 96 square feet each in lieu of 50 square feet each; and to amend the previously approved hearing plan in Zoning Case 88-61-2A.
Zoning Commissioner of Baltimore County
OCT/US/91 September 12

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____, 19__

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing on _____, 19__

THE JEFFERSONIAN,

S. Zeke Orlov

Publisher

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

REC-1

Date

Account: R-0016150
Number

PROCESSED

DATE

TIME

BY

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700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

SEPTEMBER 16, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204RE: Property Owner: RESERVOIR LIMITED PARTNERSHIP
Location: S/S RESERVOIR ROAD
Item No.: 62 Zoning Agenda: AUGUST 27, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/REK

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCETO: Arnold Jablon, Director DATE: September 4, 1991
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for August 27, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 53, 62, 64, 65, 66, 68, 70, 71, 72, 75, 76, 77, 78, 79 and 80.

For Item 67, this site must be submitted through the minor subdivision process for review and comments.

For Item 69, if maintenance or repair is required on the existing 15-inch drain along the east property line, Baltimore County may require the removal of the car port at the owner's expense.

For Item 74, this site is subject to the previous minor subdivision comments.

[Signature]
ROBERT W. BOWLING, P.E., M.A.S.
Developers Engineering Division

RWB:s

111 West Chesapeake Avenue
Towson, MD 21201

August 13, 1991

887-3353

Leonard J. Attman, General Partner
Reservoir Limited Partnership
Suite 118
8028 Ritchie Highway
Pasadena, MD 21122RE: Petition Filed in Zoning Office
Item Number 62

Dear Petitioner:

This letter is to inform you that, due to a technical problem, your Petition for Variance has not been placed on the agenda for the week of August 20, 1991. According to our records, this Petition was filed on August 8, 1991 with John L. Lewis.

In order for this Petition to be placed on the next agenda, you must contact Mr. Lewis at 887-3391 to rectify the problem.

Very truly yours,

*[Signature]*J. Robert Haines
Zoning Commissioner

JRH:scj

cc: Charles B. Heyman, Esquire
20 South Charles Street
10th Floor
Baltimore, MD 21201

ZONING ENFORCEMENT

Baltimore County
Zoning Office
Towson, Maryland 21204

92-70-A

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer DATE: August 19, 1991
Zoning SupervisorFROM: James H. Thompson
Zoning Enforcement CoordinatorRE: Item No. 62
Petitioner: RESERVOIR LIMITED PARTNERSHIP--C/O MERTON COHEN

VIOLATION CASE NO. C-91-1007

LOCATION OF VIOLATION: HOOKS LANE EXECUTIVE OFFICE PARK, VICINITY OF
THE BELTWAY AND REISTERSTOWN ROAD

DEFENDANT: RESERVOIR LIMITED PARTNERSHIP--C/O MERTON COHEN

ADDRESS: 19 SOUTH CHARLES STREET, SUITE 700, BALTIMORE, MD 21201

RESIDENT AGENT: CHARLES B. HEYMAN

ADDRESS: 20 SOUTH CHARLES STREET, 10TH FLOOR, SUN LIFE BLDG.,
BALTIMORE, MD 21201

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME

ADDRESS

MR. LAWRENCE LARSON 440 SURREY DRIVE, LANCASTER, PA 17601-2842

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

cc: Gwen Stephens /
Development Control

cm

PETITION CHECKLIST

92-70-A

Before the above petition can be accepted for filing, the following items must be corrected/included:

- Section information has been typed in. Please check and return to top drawer.
- Item number must be on all papers in the file folder.
- Item number must be in ink (pencil does not copy well).
- Item number generated by computer (on receipt) is not the same as item number on material in folder and/or pink sheet.
- Section information missing on petition forms.
- Not "original" signatures on all copies of petition forms.
- Owner's name address and/or telephone number is not on petition forms.
- Need signature and/or printed name and/or title of person signing for company.
- Need an attorney.
- "Red stamp" or closing information is not on petition form.
- Following information is missing on the file folder:
 - Petitioner's name
 - Item number
 - Description
 - Actual address
 - zoning
 - acreage
 - election district
 - councilmanic district
- Need 12 plats. Only in folder.
- Plats need to be folded to 8-1/2" x 11".
- There is a difference in date between date taken in and date put in drawer for agenda. Put a note in the folder explaining this.
- ☒ HARDSHIP INFORMATION MISSING.
- ☒ NAME & ADDRESS & PHONE OF CONTACT PERSON MISSING.

OK
REV
JED
8/14/91SHA
Maryland Department of Transportation
State Highway Administration

October 4, 1991

Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
County Office Building
Towson, Maryland 21204Re: Hooks Lane Executive Park S/S
Reservoir Road, 840 ft. South
of Hooks Lane, (Item No. 62)

Dear Mr. Jablon:

Plans concerning the above subject were reviewed, and the location in question inspected by Mr. Jessie L. Parker, the Highway Beautification Inspector for the area.

This office has no objections to the location of the signs as per plans submitted. Should you need further information please call me at (301) 333-1640.

Sincerely,

[Signature]
George T. Dawson, Chief
Highway Beautification Section

GTD:cej

RECEIVED
OCT 7 1991
ZONING OFFICE

My telephone number is

Teleprinter for Impaired Hearing or Speech
385-7855 Baltimore Metro - 885-0451 D.C. Metro - 1-800-485-1800 Statewide Toll Free
187 North Calvert St., Baltimore, Maryland 21205-2717

92-70-A 10/15

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: October 3, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 27, 1991

ITEM NUMBER: 62

Please see the C.R.G. comments for this site.

[Signature]
Rahee J. Famili
Traffic Engineer II

BJF/lvd

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

LEONARD ATTMAN

7779 NEW YORK AVE. GIB RANCO, MD

Samuel B. Shackley

4403 YORK RD. BALTIMORE, MD

CHARLES B. HEYMAN

SUN LIFE BLDG. 20 S. CHARLES ST.

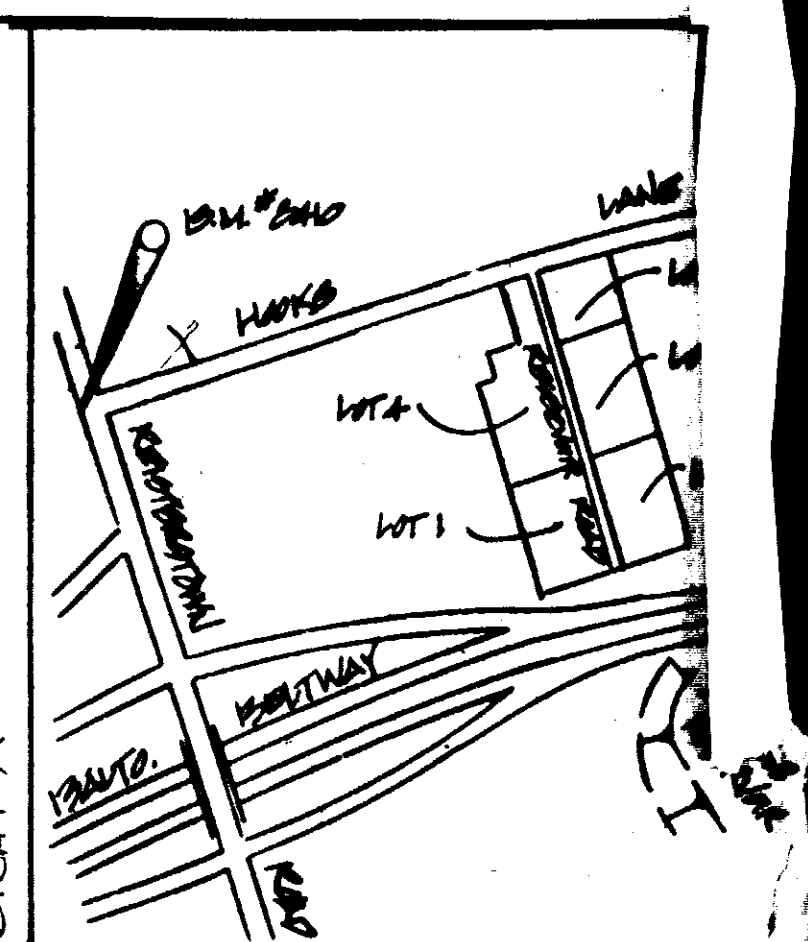
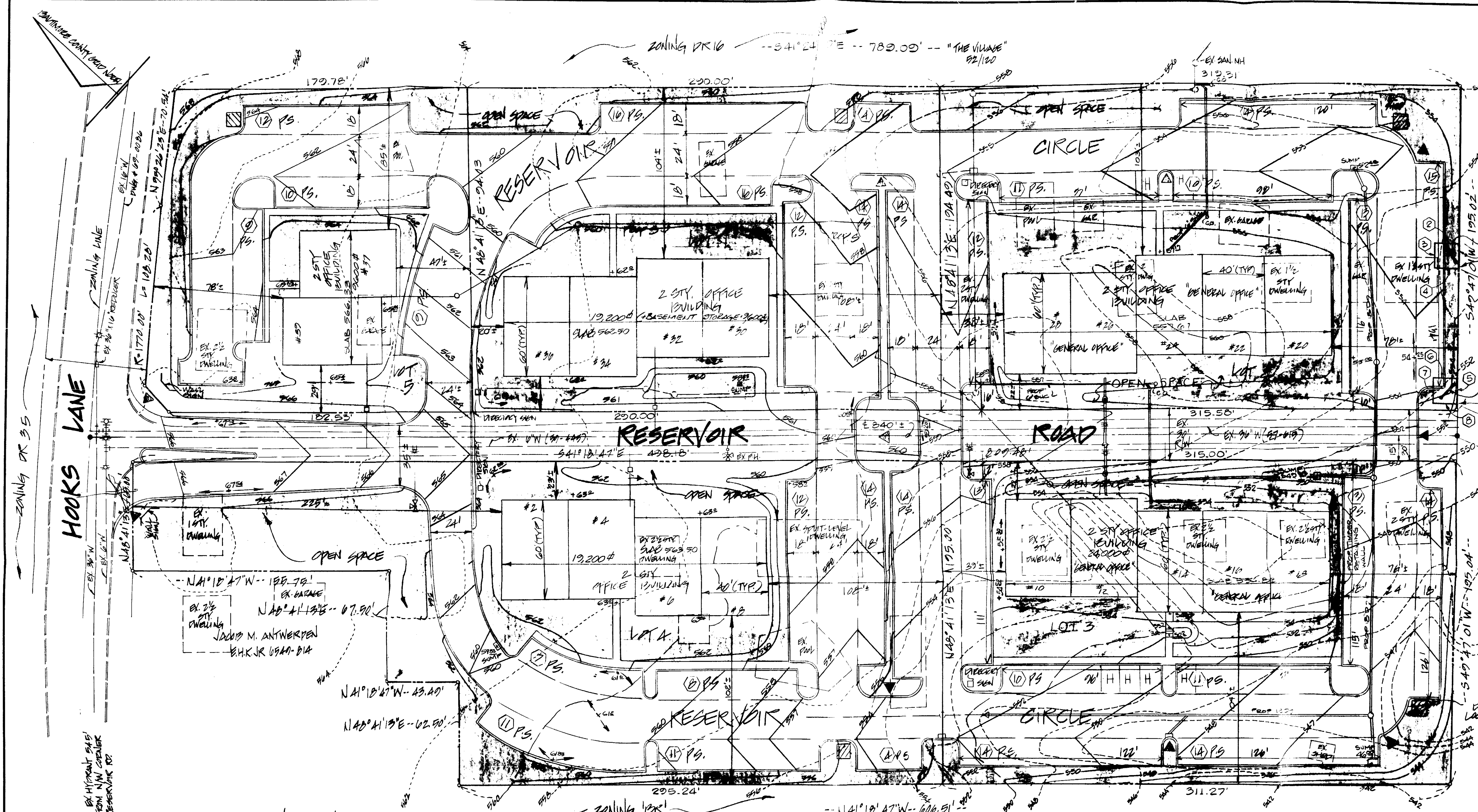
[Signature]
Mr. J. Robert Haines
Zoning Commissioner of Baltimore County
Office of Zoning Administration & Dev. Mgmt
111 West Chesapeake Ave, Towson, 21204.

Dear Mr. Haines:

I am writing to you because I cannot attend this hearing and it is my hope that my concerns could be entered in the record by virtue of this letter, in the circumstances of my absence. Since I was the complainant, the matter is of personal concern. Even though my wife and I are no longer residing in Baltimore County, it was my home for 40 years and I'm concerned for the lack of what I would consider to be a respect for the law which these petitioners have exhibited. My comments follow:

- ① This complaint was lodged officially on 9/1/90 & the petitioner was advised on 11/1/90 to remove the signs by 11/25/90 or be subject to a fine (Equivalency - almost 2 months).
- ② After numerous extensions & threats to fine the petitioner, which were adroitly handled by their representative, a trial date was finally set for 10/1/91. On the eve of the trial, by applying for a variance, the petitioner once again was able to keep his case & thwart the zoning regulations.
- ③ The Variance hearing is set for 10/15/91. Now, 13 months will have elapsed, all the while the signs have been in violation but nothing has happened.
- ④ I personally checked these signs and I advised the petitioner that they were closer than 10 ft. from the Baltimore Tangle line. I read the zoning laws and not allowing that short a distance, what is the regulation?
- ⑤ These signs are virtually the only ones placed this close to the Baltimore Tangle line, as big as they are. There is no practical reason why they are needed. This is not a brand new office park or office building. The signs could easily be removed. We don't need them.

92-70-A



LOCATION PLAN
SCALE: 1" = 500'

- SIGN AREA "A":
 1. N 40° 47' 01" E 15.00'
 2. N 40° 12' 59" W 15.00'
 3. S 40° 47' 01" W 15.00'
 4. S 40° 12' 59" E 15.00'
- SIGN AREA "B":
 5. N 40° 47' 01" E 15.00'
 6. N 40° 12' 59" W 15.00'
 7. S 40° 47' 01" W 15.00'
 8. S 40° 12' 59" E 15.00'

BEGINNING POINT "A"
 BALTIMORE COUNTY BELTWAY
 SHA PLAT 47666

PETITIONER'S EXHIBIT 1

92-70-A

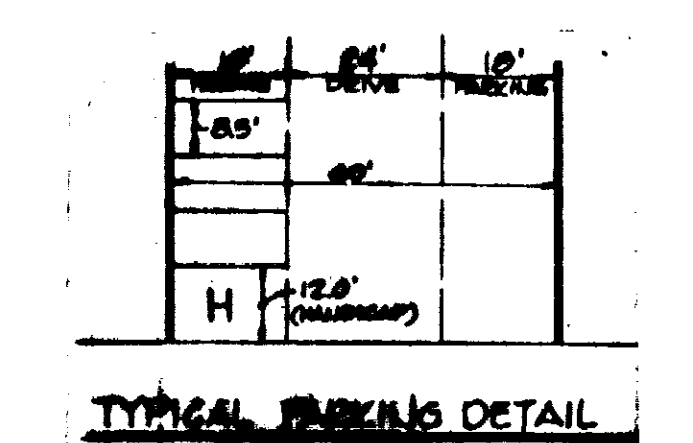
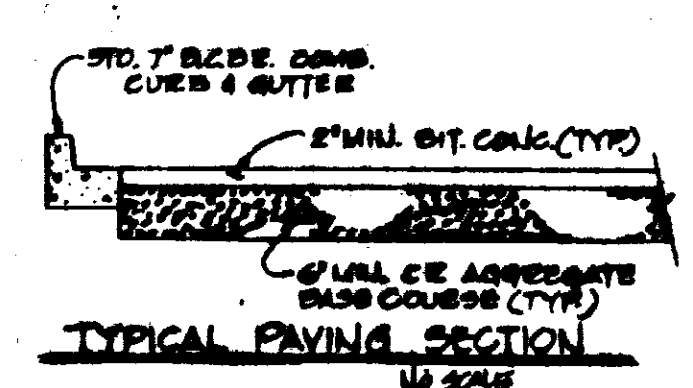
GENERAL NOTES

1. PARKING REQUIRED 1/500 SQ. FT. FIRST FLOOR
1/500 SQ. FT. SECOND FLOOR
2. PAVING AREA RATIO (TOTAL PAVING AREA / TOTAL LOT AREA)
3. AMENITY OPEN SPACE REQUIRED 25% GROSS LOT AREA
4. SITE ACCESS
5. ALL LOTS UNDER ONE OWNERSHIP.
6. TO AMEND THE PREVIOUSLY APPROVED HEARING PLAN IN ZONING CASE NUMBER 88-61-XX.
7. THE ROAD FRONTAGE ATTRIBUTABLE TO SIGN "A" SHALL BE THE NORTHEASTERLY SIDE OF RESERVOIR ROAD, 288.11 FT. THE ROAD FRONTAGE ATTRIBUTABLE TO SIGN "B" SHALL BE THE SOUTHWESTERLY SIDE OF RESERVOIR ROAD, 613.15 FT.

1. LOT 1 12,000/500 + 13,000/500 = 64 PS
2. LOT 2 12,000/500 + 13,000/500 = 64 PS
3. LOT 3 9,000/500 + 10,000/500 = 51.2 PS
4. LOT 4 9,000/500 + 10,000/500 = 51.2 PS
5. LOT 5 4,500/500 + 4,500/500 = 25.6 PS

1. LOT 1 25 X 69.776 = 10,444 sq. ft. = .37
2. LOT 2 25 X 69.776 = 10,444 sq. ft. = .37
3. LOT 3 25 X 69.776 = 10,444 sq. ft. = .37
4. LOT 4 25 X 69.776 = 10,444 sq. ft. = .37
5. LOT 5 25 X 69.776 = 10,444 sq. ft. = .37

1. AREA TEMPORARY SIGN VARIANCE FOR SIGN "A" = 225 SQ. FT. = 0.0052 AC.
2. AREA TEMPORARY SIGN VARIANCE FOR SIGN "B" = 225 SQ. FT. = 0.0052 AC.
3. ALL LOTS UNDER ONE OWNERSHIP.
4. TO AMEND THE PREVIOUSLY APPROVED HEARING PLAN IN ZONING CASE NUMBER 88-61-XX.
5. THE ROAD FRONTAGE ATTRIBUTABLE TO SIGN "A" SHALL BE THE NORTHEASTERLY SIDE OF RESERVOIR ROAD, 288.11 FT. THE ROAD FRONTAGE ATTRIBUTABLE TO SIGN "B" SHALL BE THE SOUTHWESTERLY SIDE OF RESERVOIR ROAD, 613.15 FT.



SITE ZONING HISTORY

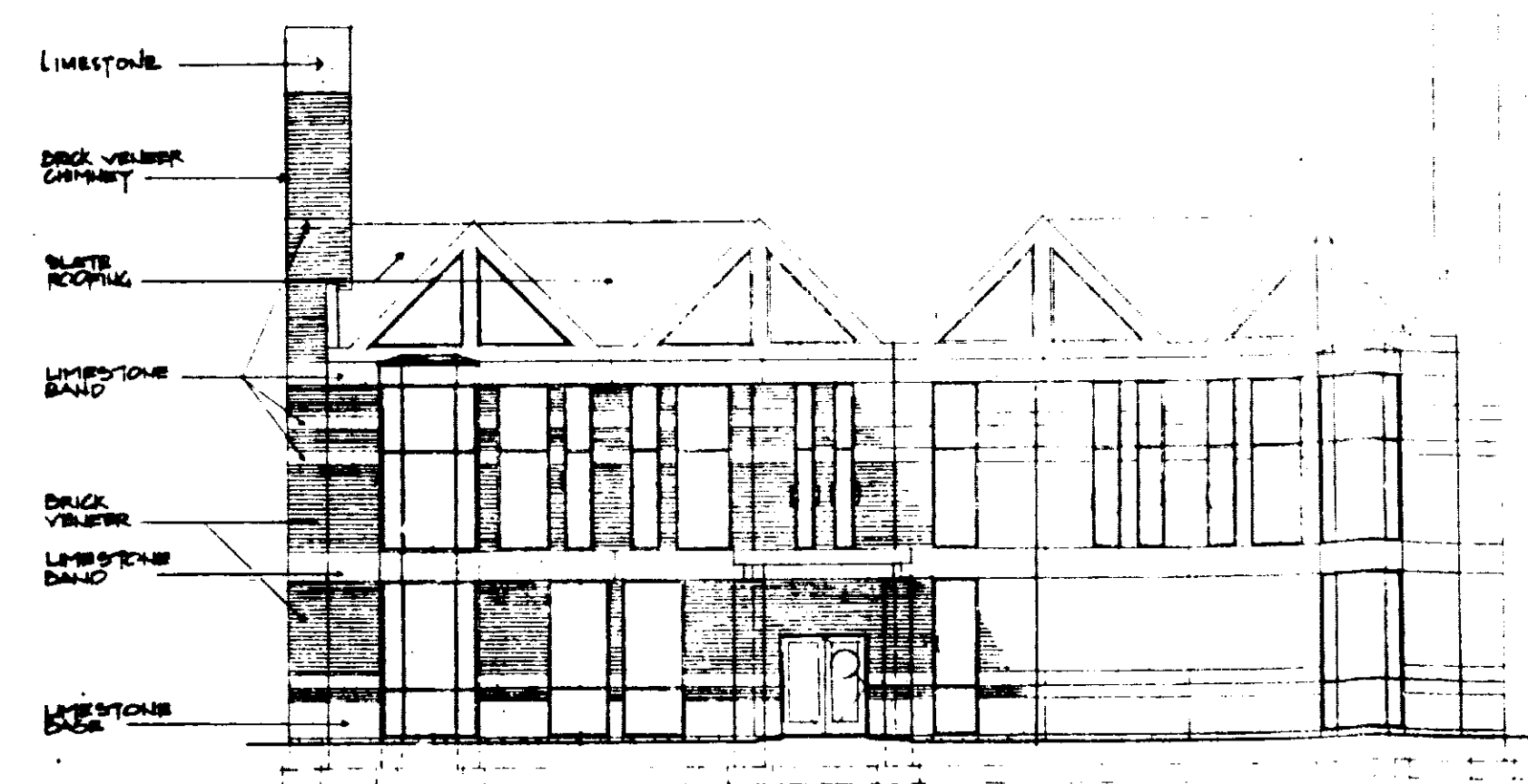
LOT#1
EXIST. ZONING: R.O.
ITEM 88-57 XA (7-29-87)
SPECIAL EXCEPTION FOR
CLASS 'B' OFFICE BUILDING-
GRANTED
VARIANCE TO PERMIT AN 8
50 FT. FREE STANDING, SINGLE-
FACED DIRECTORY SIGN IN LIEU
OF THE ALLOWED 8 50 FT.
BUILDING SIGN-GRANTED.

LOT#2
EXIST. ZONING: R.O.
ITEM 88-58 XA (7-29-87)
SPECIAL EXCEPTION FOR
CLASS 'B' OFFICE BUILDING-
GRANTED
VARIANCE TO PERMIT AN 8
50 FT. FREE STANDING, SINGLE-
FACED DIRECTORY SIGN IN LIEU
OF THE ALLOWED 8 50 FT.
BUILDING SIGN-GRANTED.

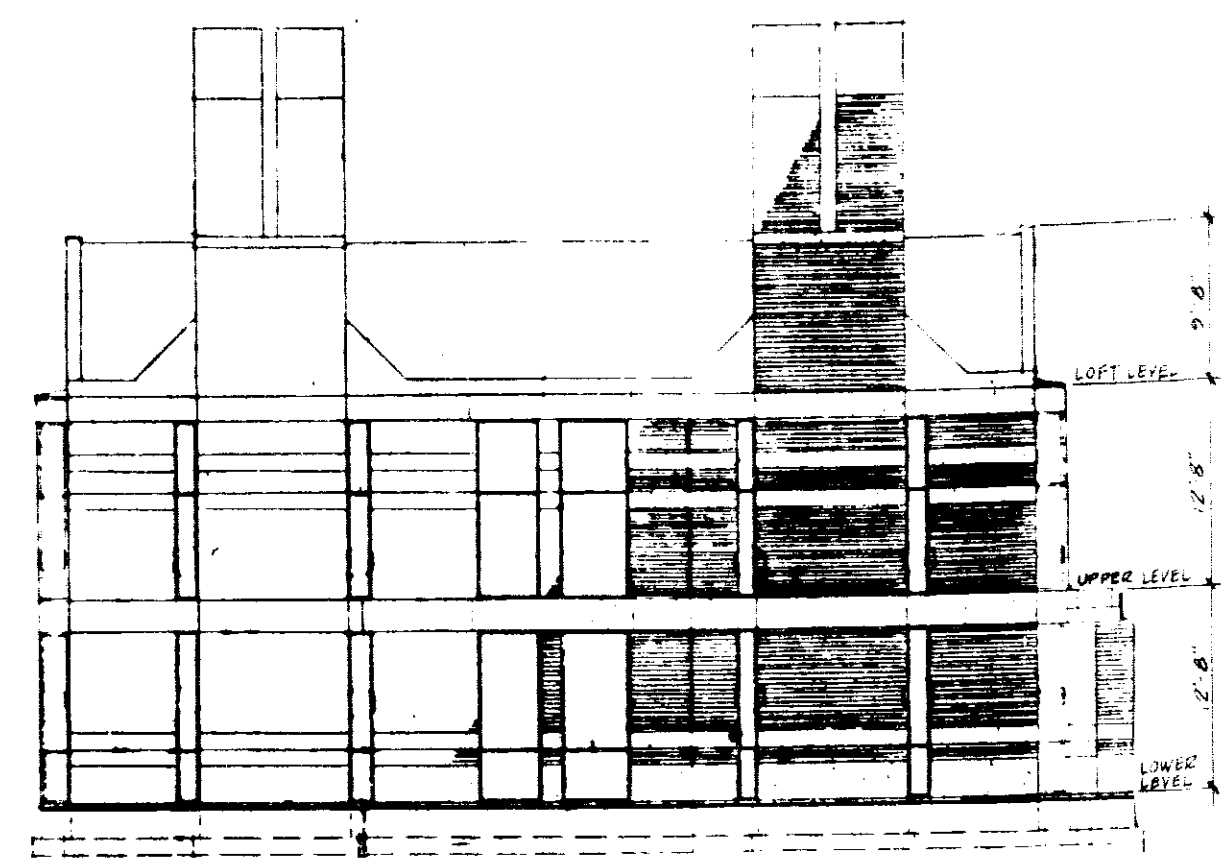
LOT#3
EXIST. ZONING: R.O.
ITEM 88-59 XA (7-29-87)
SPECIAL EXCEPTION FOR
CLASS 'B' OFFICE BUILDING-
GRANTED
VARIANCE TO PERMIT TWO 8
50 FT. FREE STANDING, SINGLE-
FACED DIRECTORY SIGNS IN LIEU
OF THE ALLOWED ONE 8 50 FT.
BUILDING SIGN-GRANTED.

LOT#4
EXIST. ZONING: R.O.
ITEM 88-60 XA (7-29-87)
SPECIAL EXCEPTION FOR
CLASS 'B' OFFICE BUILDING-
GRANTED
VARIANCE TO PERMIT TWO 8
50 FT. FREE STANDING, SINGLE-
FACED DIRECTORY SIGNS AND ONE
60 50 FT. FREE STANDING, SINGLE-
FACED ENTRY WALL SIGN (SIGN
FACE LESS THAN 25 50 FT.)
ALL IN LIEU OF THE ALLOWED
ONE 8 50 FT. BUILDING SIGN-
GRANTED.

LOT#5
EXIST. ZONING: R.O.
ITEM 88-61 XA (7-29-87)
SPECIAL EXCEPTION FOR
CLASS 'B' OFFICE BUILDING-
GRANTED
VARIANCE TO PERMIT AN 8
50 FT. FREE STANDING, SINGLE-
FACED DIRECTORY SIGN AND ONE
60 50 FT. FREE STANDING, SINGLE-
FACED ENTRY WALL SIGN (SIGN
FACE LESS THAN 25 50 FT.)
ALL IN LIEU OF THE ALLOWED
ONE 8 50 FT. BUILDING SIGN-
GRANTED.



FRONT ELEVATION



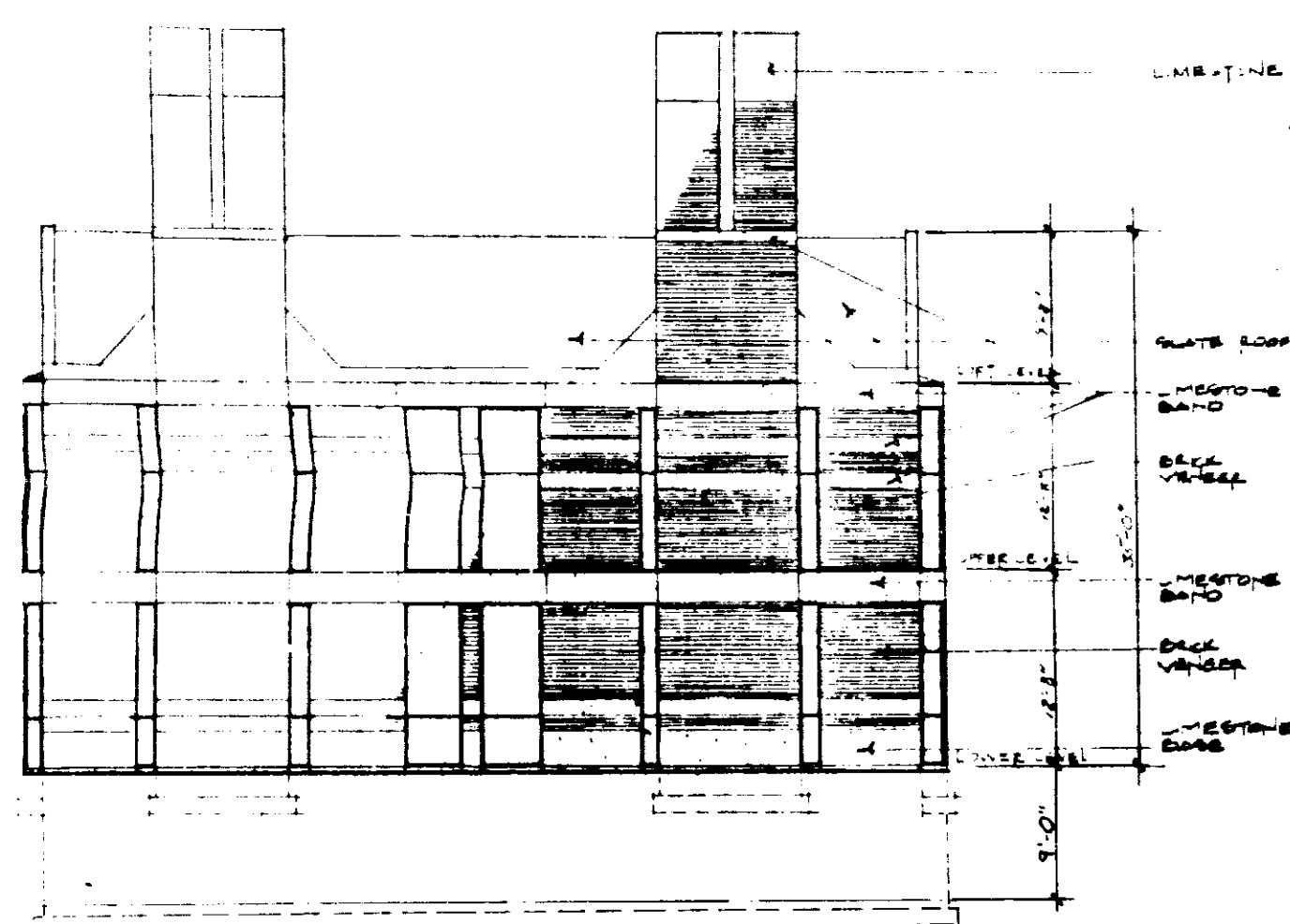
SIDE ELEVATION

BUILDING 'A' ~ LOT 5 ELEVATIONS

N.T.S.



FRONT ELEVATION



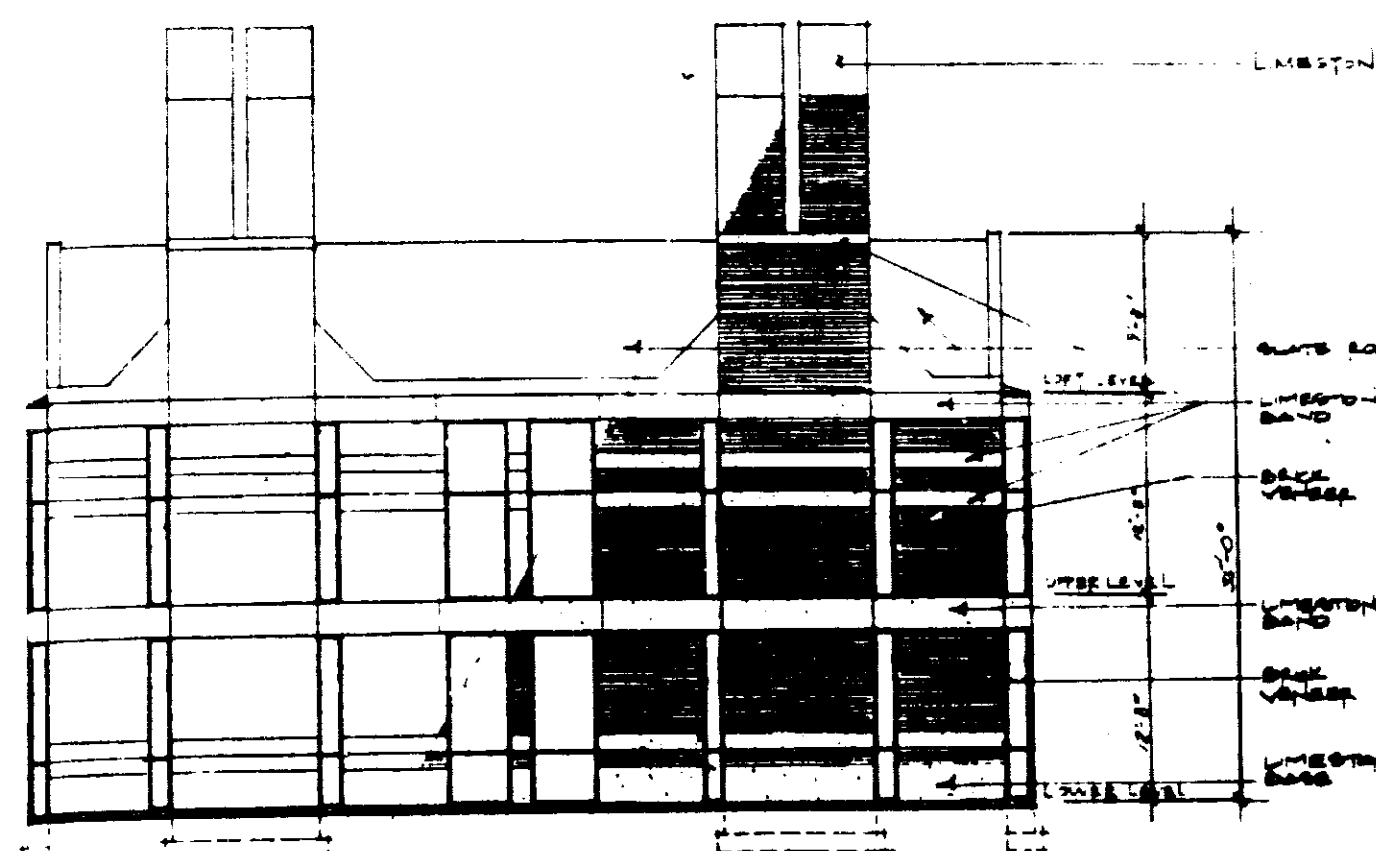
SIDE ELEVATION

BUILDING 'B' ~ LOT 4 ELEVATIONS

N.T.S.



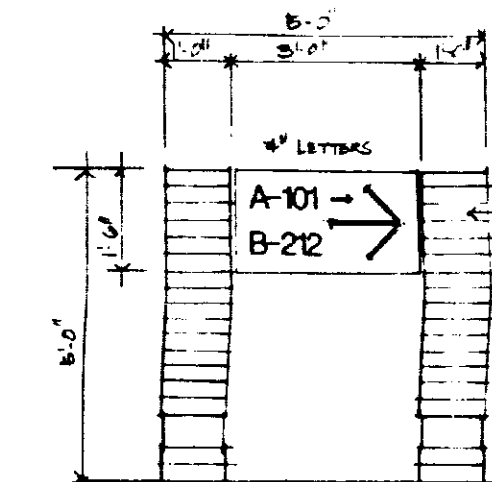
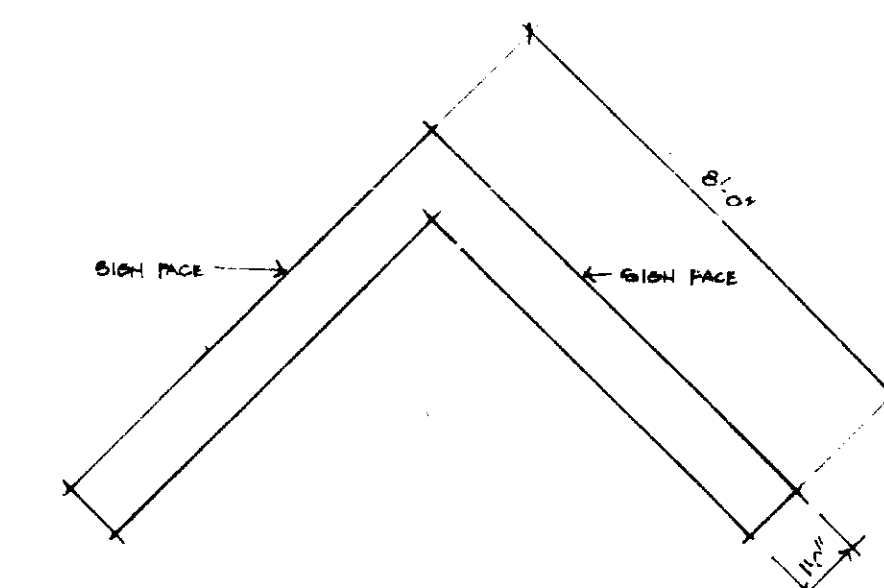
FRONT ELEVATION



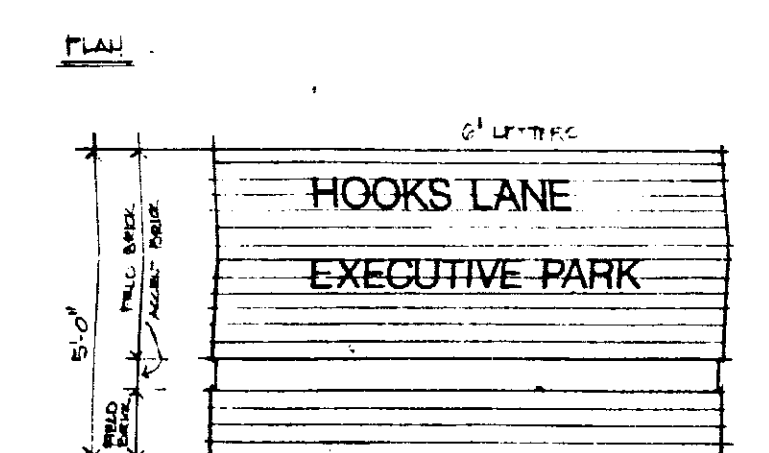
SIDE ELEVATION

BUILDING 'C' ~ LOT 3 ELEVATIONS

N.T.S.



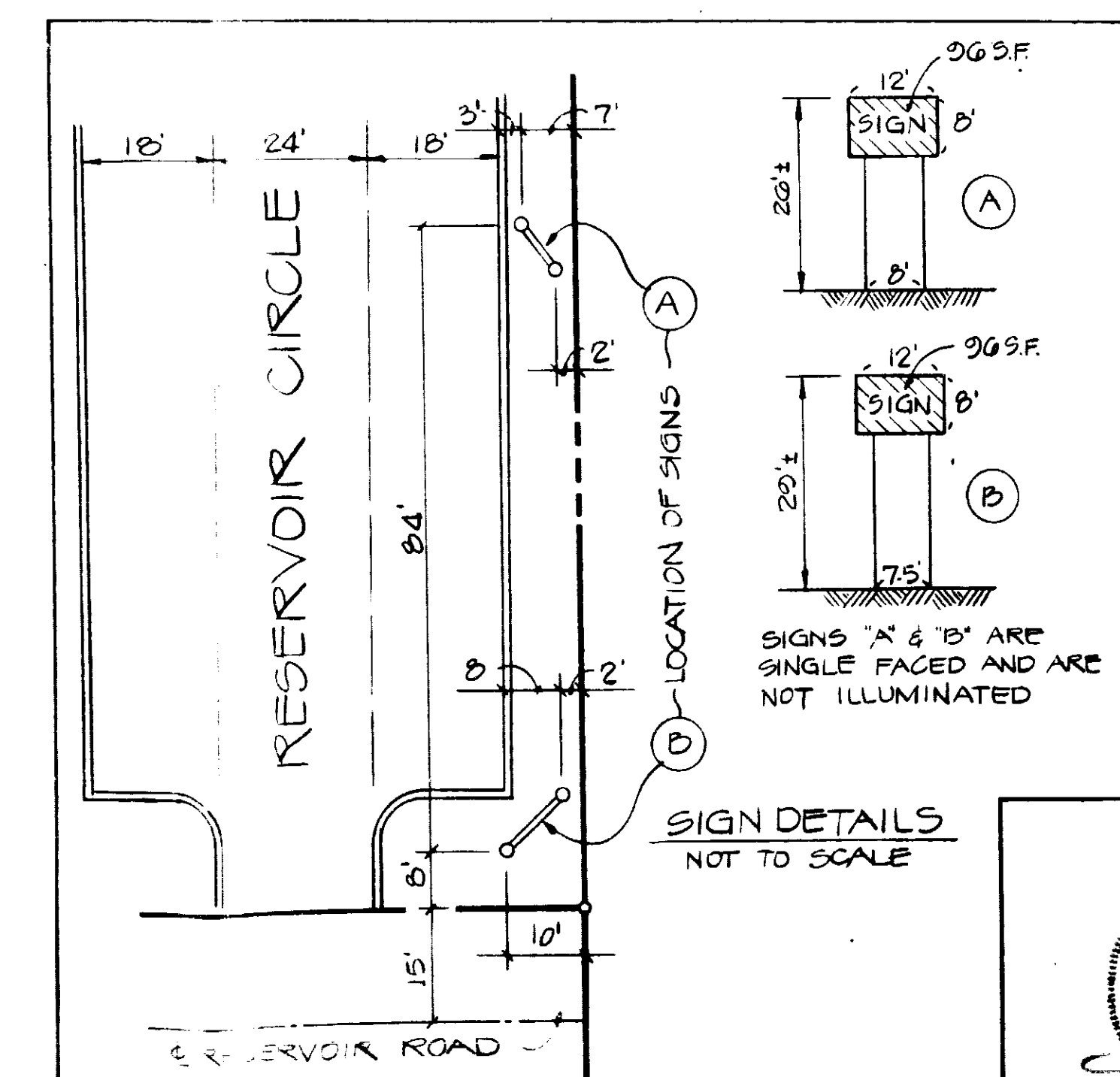
DIRECTORY SIGN



ENTRY WALL SIGN

SIGN DETAILS

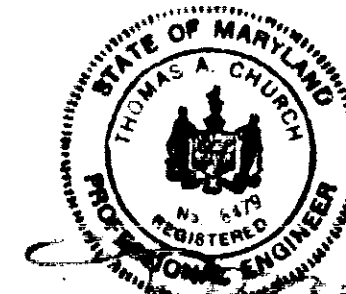
(NOT TO SCALE)



SIGNS 'A' & 'B' ARE
SINGLE FACED AND ARE
NOT ILLUMINATED

SIGN DETAILS
NOT TO SCALE

PETITIONER'S
EXHIBIT



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

HOOKS LANE EXECUTIVE PARK

Drafting	DATE	REVISIONS
SLP		
Check	SLP	
Design	SLP	
Check	SLP	

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
BALTIMORE SITE ENGINEERS & SURVEYORS MARYLAND

RESERVOIR JOINT VENTURE
7770 NEW YORK LANE
GLEN BURNIE, MARYLAND 21061
(301-766-6604)

ELECTION DISTRICT 302
BALTIMORE COUNTY, MARYLAND

SHEET	DATE	CONTRACT
2	MAY 8, 1991	NUMBER
OF	SCALE	
2	AS NOTED	86-172